

Pepperell Building Committee

Meeting Minutes

Tuesday, January 27, 2022

1.0 Call to order

The meeting was called to Order by Catherine Lundeen at 6:16 pm via ‘Go to Meeting.’

2.0 Attendees

2.1 Present

Catherine Lundeen, Brian Borneman, Taya Dixon Mullane, David Querze, Joe LoBuono, David Scott, David Stairs, Bryan Fors, Jeff McElracy, Bryan Jarvis,

2.2 Absent

Andrew MacLean, Lea Gavrilov

3.0 Action Items

A. Review Draft Presentation

B. Jarvis and J. McElravy reviewed draft presentation materials. At slide on programming, Tecton would take over presentation. C. Lundeen – noted a question from the public about building over a well. J. McElravy – noted the wellhead protection district to the rear of the site, and the presentation will include an overlay of the district on the siteplan. C. Lundeen – Asked where there are areas for growth? J. McElravy – the proposed square footage accounts for some additional expansion, and the Town can also add onto the front of the building. D. Scott – Asked a question on square footage space changes for the fitness room which is important for the PPD officers. J. McElravy – the only area that is smaller is the fitness room between versions of the plan shared with the working group.

B. Fors – Tecton will discuss the budget part of the presentation, and costs are based on current market conditions. T. Dixon Mullane – requested to add reference to ability to reuse the Park Street Station as a substation for the fire department as part of site selection of Jersey Street. D. Scott – Asked a question on costs for new outbuilding and renovation of Park Street. T. Dixon Mullane – also asked to include the facility and outbuilding in one line item to express that the program for both buildings are integral; can verbally explain that cost/SF is less for the outbuilding compared to the main building. J. McElravy – noted the project team is looking further looking into renovation of the existing Jersey Street substation as the outbuilding. B. Jarvis – can rework the slide on cost estimating; and is working on finalizing costs for design thru bidding with Tecton and Vertex and will summarize next step on costs. D. Scott – Asked

a question on any follow up on the shooting range? J. McElravy sent information to A. MacLean and will follow up.

D. Scott – Shared plans for PPD officers and they has several questions. Why 17 bays needed when the PFD has 10 now? B. Borneman – current bays are not adequate, and two bays at Park Street now parking 4 vehicles. The plan would add one additional bay to Park Street because the current bays are not long or wide enough, and would support the ladder truck if needed to be on that side of the river. J. McElravy – typical double bays are 80 feet long. Current plan only has one bay that long. B. Borneman – some equipment parked outside because lack of space inside currently.

D. Scott – why six bunk rooms and two kitchens at two sites; will both stations be staffed regularly? B. Borneman – These programmatic needs will address future growth and storm coverage including some flex space to view 20 years out. J. McElravy – The program looks at where the Town is today, and where the Town expects to be in the future to account for the number of bunks needed.

D. Scott – why do we need a fire tower if we don't have it now? B. Borneman – training is currently in public areas or go to Nashua for training. The intent is to do more training onsite in a safe and controlled environment; and can use the mezzanine for weather safe areas for training.

D. Scott – Is the PFD locker room co-ed? B. Borneman – locker rooms are full closed doors, and single occupancy spaces.

D. Scott – What is the difference in square footage of current and proposed? J. McElravy - can pull the numbers and get back to Committee.

D. Scott – why are there 4 dispatch consoles when we only have 2 dispatchers? B. Stairs – these are needed to have the ability to respond to emergency situations, and need to plan for growth now. J. McElravy – Noted the Town does not need to buy all consoles now, but should prepare for the space and infrastructure needed.

C. Lundeen – Was asked by public on how much it costs to run the old building (ie. heating etc), is. cost of old vs. cost of new? B. Borneman – adding square footage for PFD space – this will not reduce costs but will be more efficient. J. McElravy – cost/SF of operations will go down, but there will probably have a minor increase in operational cost. T. Dixon Mullane – Recommended possibly add statement somewhere in the presentation about sustainability. J. McElravy – for sustainability, there is a solid building envelope, and the project will be evaluating mechanical systems, etc.

C. Lundeen – Was concerned about architectural appearance of the building. D. Scott – suggested more of a design such as Groton. J. McElravy – Noted the design is a contemporary

form now in sketches. T. Dixon Mullane – perhaps the windows are too vertical; suggest more horizontal appearance to be more contextual to single story buildings across the street. D. Scott – the appearance looks too expensive. C. Lundeen – prefers a rural appearance. B. Borneman – Are there height restrictions, and if higher roof, do you need zoning approvals? J. McElravy – can explore a more traditional aesthetic. J. LoBuono – Suggested considering changing window types or brick materials. J. McElravy – will look at a more New England vocabulary.

D. Stairs – The presentation should include cost/year per household on the tax levy. Need to have A. MacLean provide information for presentation.

4.0 Acceptance of Minutes

Motion to accept the minutes of 11/30/21 by B. Borneman, seconded by J. LoBuono, Unanimously approved by the committee.

Motion to accept the minutes of 12/21/21 by B. Borneman, seconded by J. LoBuono, D. Scott and D. Stairs abstained. Unanimously approved by the committee.

Motion to accept the minutes of 1/4/22 by B. Borneman, seconded by J. LoBuono. Unanimously approved by the committee.

5.0 Adjournment

Next Meeting proposed for: 2/23/22 6:00PM via 'Go to Meeting.

B, Borneman motioned to adjourn. Seconded J. LoBuono, and unanimously approved by the committee. Meeting adjourned at 8:02 pm.